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Anthony Piloizzi

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Joseph Anzelone

Counsel for the Board
Joseph Ballirano, Esq.



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Bernard J. Nascenzi, C.B.O.

Zoning Board Members
Richard Fascia
Thomas Lopardo

Alternate Board Members
Dennis Cardillo
Albert Colannino

Recording Secretary
Holli Stott

JOHNSTON ZONING BOARD OF REVIEW
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MINUTES

February 20, 2014

The Zoning Board of Review held its monthly meeting on the 20th day of February, 2014 at 6:30 p.m., at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI. All persons interested in the following proposals had been requested to be present at this time.

Present: Bernard Frezza, Chairperson, Anthony Piloizzi, Vice-Chairman, Joseph Anzelone, Albert Colannino, Richard Fascia, Thomas Lopardo and Dennis Cardillo. Also present: Joseph Ballirano, Esq., Susan Leonardi, Recording Secretary, Bernard Nascenzi, Zoning Official and Diane Edson, Stenographer.

Mr. Piloizzi made a motion to approve January's minutes. Mr. Anzelone seconded. A voice vote was taken; all in favor.

A. File 2014-08

LOCATION: 15 Mulberry Circle
OWNER/ APPLICANT: Paolo Casale
LOT: AP 48 — Lot 127; 10,000 sq. ft.; R-20 Zone
EXISTING USE: Single family two bedroom dwelling
PROPOSAL: Single family three bedroom dwelling

Dimensional Variance petitioned under Art III § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	LOT SIZE	20,000'	10,000'	10,000'
	LOT FRONTAGE	120'	100'	20'
	LOT WIDTH	120'	100'	20'
	BUILDING HEIGHT	30'	20'	10'
	LOT COVERAGE	20%	15%	5%
	RIGHT SIDE YARD	25'	8'	17'

Mr. Paolo Casale, owner of the property, was sworn in and he explained to the board that he would like to finish off the addition that the previous owner started back in 2000. Mr. Nascenzi explained to the board that that is why the applicant is appearing before this board because everything has expired. Mr. Casale stated that he would like to make this home a three bedroom versus a two bedroom and that the septic system is designed for a three bedroom home and it would need to be recertified. Mr. Casale showed the board where the garage and addition will be on the site plan. The addition includes a master bedroom and master bathroom. Mr. Pilozzi went over the application with Mr. Casale and Mr. Pilozzi explained to the applicant that this application was filled out incorrectly. Mr. Nascenzi stressed that since this foundation was built in 2000 and never completed, that is why he is making the applicant come in front of the board for the proper approvals and as a new application.

Mr. John Mcloughlin, abutter at 21 Mulberry Circle, was sworn in and he expressed that his concerns are with this home being turned into a two family. He purchased his home two years ago in a single family neighborhood and he would like it to stay that way. Mr. Frezza assured Mr. Mcloughlin that this will be a single family dwelling and that the addition will be a master bedroom and bathroom with a garage underneath it.

Deborah and Robert Venice, abutters to the property, were sworn in and their concerns are that this house will not be turned into a two family dwelling and that the height will not be higher than the other existing houses in the neighborhood. Once explained to the abutters they did not have any objections with the additional bed and bath that if approved will be built at the subject property considering all the houses on the street have between two and three bedrooms.

Mr. Lopardo made a motion to grant with the stipulation that this addition will not be any higher than the existing. Mr. Anzelone seconded the motion a voice vote was taken; Mr. Pilozzi denied with his reasoning as follows; there was no hardship proven by the applicant, the application is vague and misleading, does not conform to the neighborhood and its purely for financial gain. Project approved 4 to 1 with Mr. Pilozzi denying.

Mr. Nascenzi explained to Mr. Casale that he has a twenty day waiting period after the decision is written and at that time he can submit all proper paperwork for building permit approvals.

Mr. Anzelone made a motion to adjourn. Mr. Pilozzi seconded the motion A voice vote was taken; all in favor.

Adjourn 7:22 p.m.